

bcdc application form

ATTACHMENT A

Applicant: Port of Oakland
530 Water Street
Oakland CA 94607

Project: Public Pavilion-Jack London Square
Material Amendment to BCDC Permit No. 19-85

Enclosures: Box 5- Project Information
Pages 1-5

Box 7- Public Access Information
Page 6

Box 15- Site Details
Page 7

Sketches SK-1 to SK-4 and Perspective

Box 5

Project Information

Project Location and Existing Functions

The proposed project site is located between two restaurants; Scott's and Kincaid's, in Jack London Square in Oakland. The site is currently developed as dedicated public access within an additional primary function as a delivery and sanitation service area during limited morning hours. There has been an expressed need for sheltered outdoor area for special events at the Square. Some of these events are public, other of the events are arranged and catered by Scott's Restaurant (otherwise referred to as the project sponsor).

Proposed Improvements

The proposed project consists of constructing a new L-shaped 4,400 sq. ft. covered open outdoor pavilion. The pavilion is a steel framed structure supported by three sets of four steel columns. The main structural material of the pavilion consists of tube steel columns and tube steel trusses. The bottom of the trusses will be 15'-0" above the existing wharf deck. The roof material will be a lightweight translucent fiberglass material, similar to awning covering used at other parts of Jack London Square development. The translucent roof material will diffuse sunlight and provide a shaded covering while maintaining an even lighting distribution under the pavilion. The structure will entirely be protected by a fire sprinkler system and supplemental lighting will be added under the structure to provide illumination during the evenings. Two tower structures at the ends of the pavilion will be

tube steel framed with metal louvers and a neon sign at the top of each tower. The current wharf deck paving pattern will be modified to reflect the configuration of the pavilion. The paving materials will match the existing paving material in size and color scheme. The project sponsor will be responsible to maintain the structure in first class condition at all times.

In the evenings, up-lights will be provided to illuminate the towers and a ribbon of tivolì lights will be incorporated in the underside of the structure to create a festive atmosphere. The new lighting will enhance the wharf area during the evenings by lighting accessible outdoor areas for users to stroll along the waterfront. The canopy and towers will provide a "destination" along the waterfront for pedestrians to explore, rest and enjoy the views. Visitors can eat their lunch, read, or purchase items from push-cart vendors.

The proposed pavilion will be situated to provide a 34'-0" view corridor for 80% of the time and maintain a minimum 18'-0" view corridor during private events. The proposed structure is also designed to permit all normal service delivery operations and will allow vehicular maneuverability for numerous vehicle sizes ranging from pick-up trucks and vans to 24 feet long straight body trucks.

The existing floating barge adjacent to the waterfront will be moved approximately 20 feet towards the shore. Four existing old pilings will be removed and replaced with four new pilings to secure the barge. A new 25 feet long floating dock will be constructed on the shoreline side of the barge, this dock is designed to be close to the water and will provide a protected launching area for kayaks and canoes. Some kayaks and canoes used for

teaching and training will be stored on the barge. The floating barge is accessible to the general public and will serve as a pick-up and drop off area for a future dining vessel.

The project sponsor also intend to install two binoculars along the waterfront which will allow visitors a chance to see the activities along the waterfront in detail. The general public may use these view devices free of charge.

Conceptual Design Analysis

The purpose of the pavilion is to provide a covered open outdoor area for all users of the wharf. The project site is situated in an inconspicuous location behind One Waterfront Plaza and between Kincaid's and Scott's. The towers are designed to be visible above the adjacent buildings to attract passersby from a distance and signal users to explore the waterfront beyond. The open truss structural system allows for longer spans with less intermediate supports which will permit the least visual obstruction of the Bay.

The tower element concept is drawn from the numerous tower structures surrounding Jack London Square. The metal frame skeleton structure will be painted white in contrast to the surrounding wood frame buildings.

Public Amenities

The proposed pavilion not only will provide shelter during unpleasant weather conditions and offer protection from the sun, it is designed to be a flexible space to house events and exhibits for public enjoyment. A variety of public events, such as Farmers Market, art shows, product displays, boat show displays can easily be arranged beneath the canopy

and be protected from the elements. During certain evening events, the pavilion can also function as a grandstand to view activities along the Estuary or be used as a setting for musical or theatrical performances. Since the roof is set at 15'-0" above the wharf deck, a retractable awning will be provided to extend the shading capabilities of the pavilion at all periods of the day.

During non-event period, informal cafe seating, similar to the type provided at the Plaza in front of the Barnes and Noble Bookstore, will be provided beneath the canopy and along the waterfront promenade. The project sponsor is supportive of the establishment of push-cart vendors for snacks, such as ice cream, hot dogs and other refreshments along the edge of the structure. Not only will these activities act to draw the public to the waterfront, it will also provide some economic opportunity to the small push-cart vendors.

Private Usage

Scott's Restaurant will be granted private use of the pavilion under guidelines to be established with BCDC and the Port of Oakland. Public use of the Pavilion will be available during 80% of the time and private use will be limited to 20%. A calendar will be controlled by Scott's Restaurant and be approved by the Port of Oakland on a quarterly basis. At no time will the private events exceed the 20% limit. During private functions, a series of panelized fabric curtains will be draped from the edge of the pavilion to enclose the structure to prevent dust and wind from disrupting the private function occurring within the space. The fabric curtains are all temporary enclosures and selected fabric curtains will include view panels which will permit the general public to see the event occurring within. These curtains are designed to be rolled up or down depending on the

functional requirements. They will be disassembled immediately after the private function and the space will again be open to the general public. Access along the waterfront will not be impeded at any time during private events.

Conformance with BCDC Policies

The proposed structure is in full compliance with the Bay Conservation and Development Commission policies and has been reviewed by the Design Review Board of BCDC. The structure does not impede the existing shoreline nor will it interfere with the existing access to the wharf edge. The entire structure will be built upon an existing wharf which does not require any filling or dredging of the Bay and there should be no damage to any existing wildlife or marine life in the area.

The proposed pavilion will have minimal impact to existing view corridors. A 34'-0" view corridor is maintained 80% of the time and an 18'-0" wide sight line of the Oakland Estuary is always maintained even during private events. The feeling of openness achieved through the use of slender structural columns and the open truss system will minimize sight line obstructions.